



**£1,550 pcm**  
2 bedroom flat

Devonshire Road  
Forest Hill

## Read all about it...

This spacious 2-bedroom flat is located in the centre of Forest Hill and only 0.1 mi from the station, this superb location gives residents the benefit of easy access to a variety of independent shops and businesses, green spaces, transport connections, pubs, and restaurants.

Internally, the flat comprises; a hallway with a storage cupboard, two double bedrooms, a spacious and bright reception room, a kitchen and a 3 white-piece bathroom.

The flat also benefits from a residents' parking permit as well as a beautifully maintained shared garden.

**Council Tax:** Lewisham Band C.

### SECOND FLOOR

#### Hallway

Pendant light, storage cupboard, fitted carpet.

#### Reception Room

4.07m x 3.20m (13' 4" x 10' 6")

Pendant lights, double glazed window, radiators, dining tables with two chairs, wood effect flooring.

#### Kitchen

3.20m x 2.23m (10' 6" x 7' 4")

Spotlights, double-glazed window, laminate top surfaces, matching base units, tiles splashback, electric oven and hob, fridge, freezer, stainless steel sink with drainer, tiled flooring.

#### Bedroom

3.80m x 2.90m (12' 6" x 9' 6")

Pendant light, double-glazed windows, radiator, wardrobes, fitted carpet.

#### Bedroom

3.10m x 2.70m (10' 2" x 8' 10")

Pendant light, patio doors to Juliette balcony, radiator, fitted carpet.

#### Bathroom

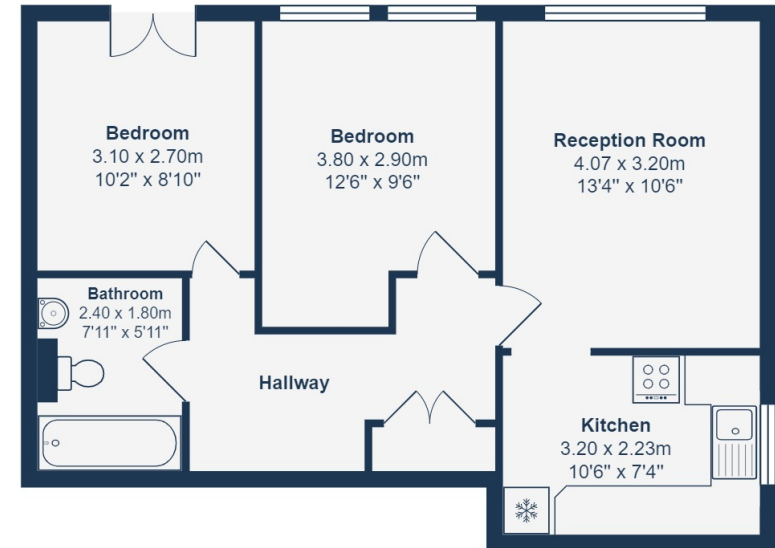
2.40m x 1.80m (7' 10" x 5' 11")

Pendant light, tiled walls, panel enclosed bath with shower over-head, low level WC, fixed wash basin, linoleum flooring.

#### OUTSIDE

#### Communal Garden

Large communal garden with well-maintained lawn, flower beds and trees.



### SECOND FLOOR

Total Area: 52.9 m<sup>2</sup> ... 570 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

Call 020 8699 6778 or email us at [foresthill@stanfordestates.london](mailto:foresthill@stanfordestates.london) to arrange a viewing or request further information

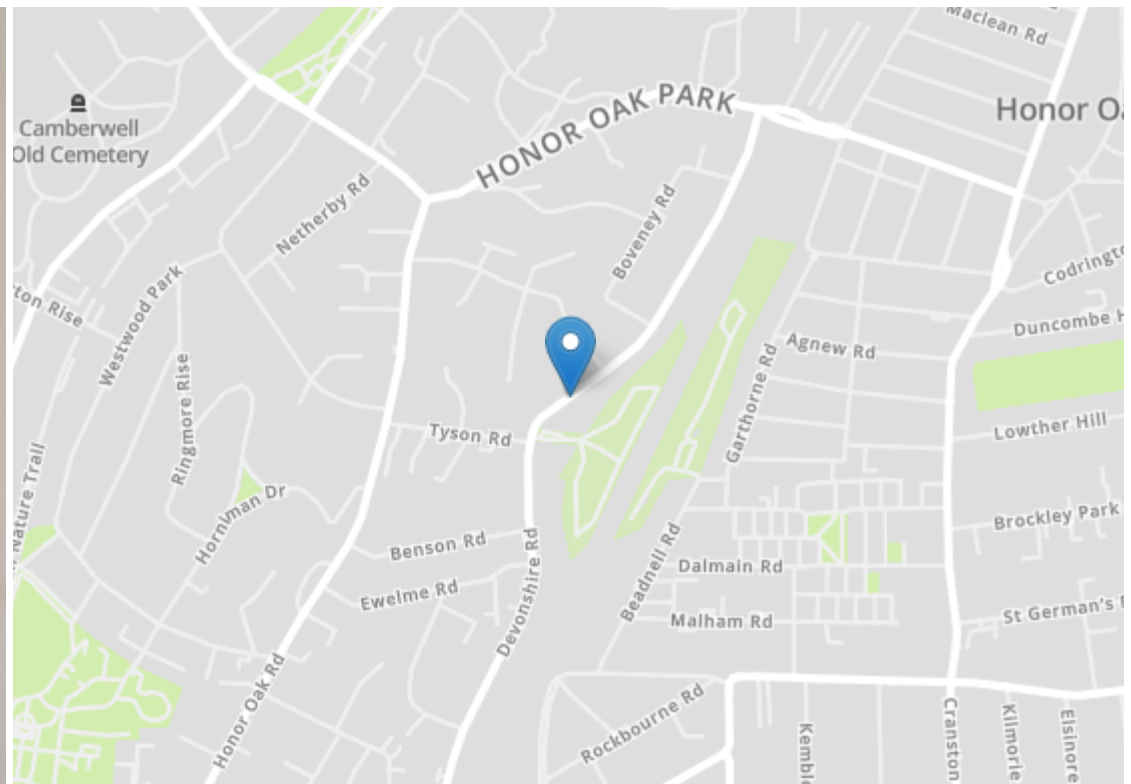
[www.stanfordestates.london](http://www.stanfordestates.london)



AVAILABLE NOW!  
TWO DOUBLE  
BEDROOMS  
CAR PARK PERMIT  
INCLUDED

UNFURNISHED  
NEW KITCHEN  
COMMUNAL GARDEN





### Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 77      | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.